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GREEN STREET STATION AREA

DEVELOPMENT REPORT

NOVEMBER 8, 1978

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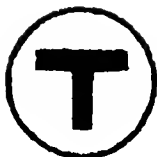
GREEN STREET STATION AREA

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MASSACHUSETTS
BAY
TRANSPORTATION
AUTHORITY

Southwest Corridor Project
131 Clarendon Street, Boston, MA 02116
(617) 722-5834 (617) 522-6071

November 8, 1978

To Green Street SATF Members:

We are now ready to establish a Development Report for each Southwest Corridor station area. This draft Development Report specifies uses, including maximum square footage, which might be developed on each parcel in the Green Street station area. This report concerns parcels for which other uses have not already been determined (e.g. transit facilities, parkland, etc.) and represents an important step in establishing new uses for remaining parcels within the old highway taking line.

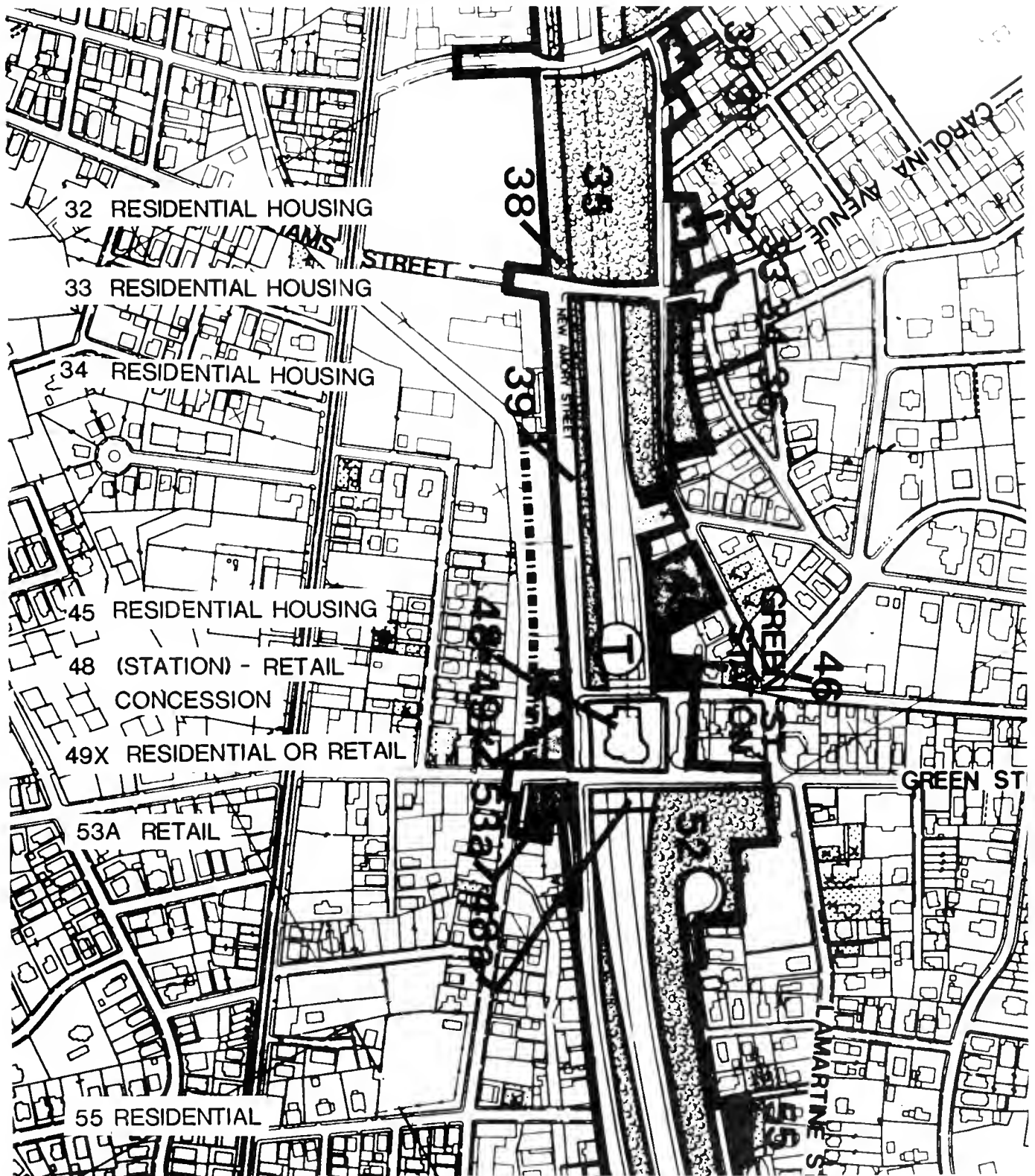
During the last year members of the Green Street SATF have offered extensive comments on the parcel profile information prepared by our consultants, Charles G. Hilgenhurst & Associates. Virtually all of these comments have been incorporated into the draft Development Report which will be discussed tonight. This work will become part of an overall Development Plan for the whole of the Corridor.

We would like members of the SATF to express any additional comments on the draft Development Report so that we can next prepare "developers kits" for early action parcels. These kits will establish controls for each parcel and outline presentations to the Green Street SATF, financial disclosures, and other procedures which interested developers must observe. If you have any questions or would like further information, please feel free to call me or the Section III Planner, Don Grinberg, at 267-6710.

Sincerely,

Anthony Pangaro
Manager
Southwest Corridor Development

SUMMARY OF DEVELOPMENT OPTIONS



KEY: SWCP DEVELOPMENT PARCEL
 PARKLAND
 POSSIBLE CITY-OWNED PARCEL



DATE:



NEXT STEPS IN THE DEVELOPMENT PROCESS

1. DEVELOPMENT REPORT NOV. 1978

This report identifies potential uses for each parcel in the Green St. station area and the amount of each use which the parcels can accommodate. The report summarizes the results of the parcel profile analysis and previous concerns expressed by the SATF.

A Development Report is being prepared for each SATF; after all the reports have been presented they will be combined to form a SWCP Development Plan.

2. Prepare Developers Kits.....January, 1978 - May, 1979

Establish design guidelines and development procedures for each early action parcel for the use(s) identified in the development plan. Consultants present kits to SATFs for review and comment.

3. Distribute Developers Kits.....After June, 1979

Make kits available to potential developers so that they can prepare proposals.

4. Developers, CDC's, etc. submit proposals for designation as parcel developers. Developers present proposals to SATFs for review and comment.

5. SATF advises MBTA/DPW Boards on designation of a developer for each parcel; developer receives tentative designation for specified period of time to obtain funding, agency approvals, etc. and then final designation.

6. Construction of new development.

TIME REQUIRED FOR DEVELOPMENT

The development for SWCP parcels begins with the decision to build on a parcel and ends with the occupancy of a completed building. There are a great many steps (often time-consuming) other than construction; these include purchase of a parcel, obtaining financing, providing architectural and engineering services, etc. The period of time required for the development process varies considerably according to the type of project.

TYPICAL TIME REQUIRED

	Typical Time (in months)		
	small project	medium project	large project
Pre-construction:	13	25	32
Construction:	9	12	19
Rental/Sales:	<u>1</u>	<u>4</u>	<u>6</u>
TOTAL DEVELOPMENT PROCESS	23	41	57

Small project 1-4 residential units, 1000-4000 SF of retail

Medium project 5-30 residential units, 5000-30,000 SF
of retail

Large project over 30 residential units, over 30,000 SF
of retail

ADJACENT CITY OWNED PARCELS

The SWCP is currently working with the BRA to identify potential possibilities for combining City-owned and SWCP development parcels throughout the Corridor. While there appear to be several possibilities in the Green St. station area involving enlargement of Parcels 30 and 55 and creation of new parcels on Green St., Everett St., Lamartine St., etc., much of the land in question is in the tax court process and its status is not yet completely clear. Unlike the SWCP development parcels, the potential City-owned parcels in many cases would involve rehabilitation of old houses.

PARCEL 32

EXISTING USE

Owner: MDPW
Size: 8,100 SF
Current Use: Vacant
Zoning: R-.8

Earliest Date for
Development
Construction: Mid-1979

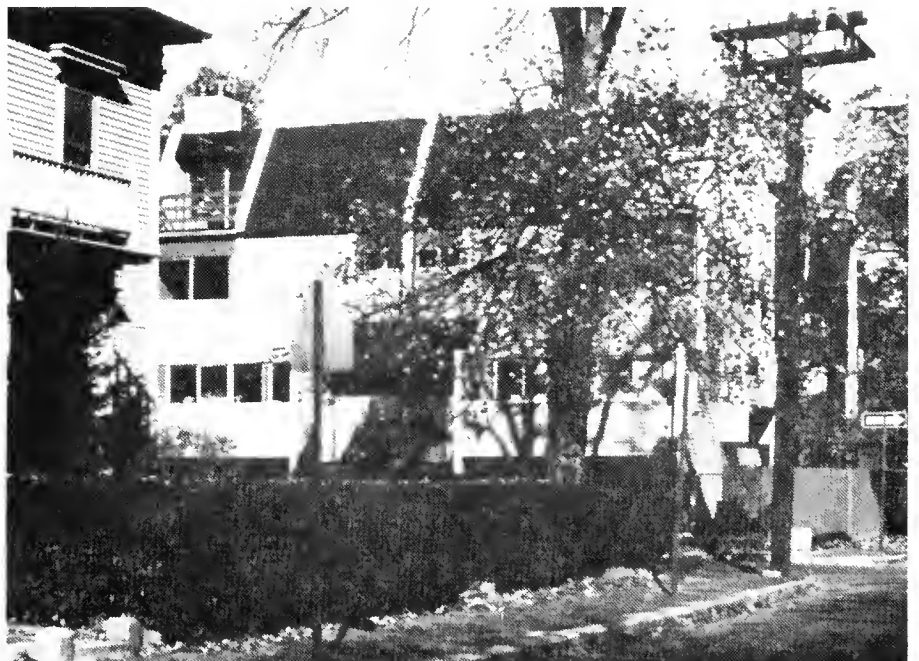
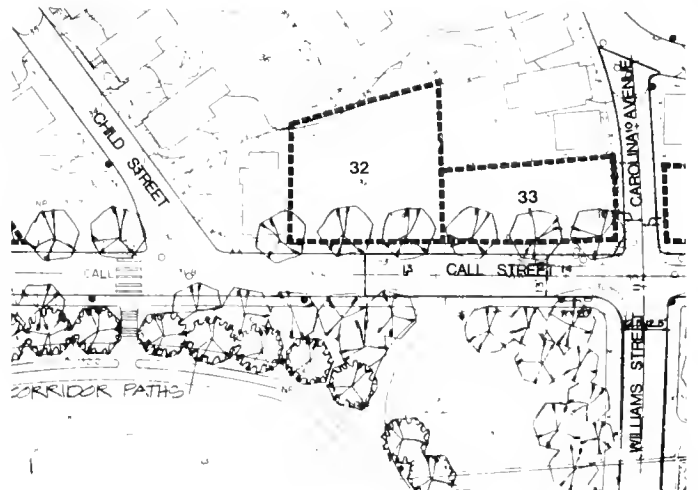
FUTURE USE

RESIDENTIAL

Scale: Maximum 3 dwelling
units (5 dwelling
units if combined
with Parcel 33)
Parking: 1 space per unit
Zoning: No change required
Type: 2-3 family houses or
row houses



View to the west from Call Street



Row houses similar to future
development on Parcel 32.

PARCEL 33

EXISTING USE

Owner: MDPW, City of Boston
Size: 5,478 SF
Current Use: Vacant
Zoning: R-.8

Earliest Date for
Development
Construction: Mid-1979

FUTURE USE

RESIDENTIAL

Scale: Maximum 2 dwelling
units (5 dwelling
units if combined
with Parcel 32)

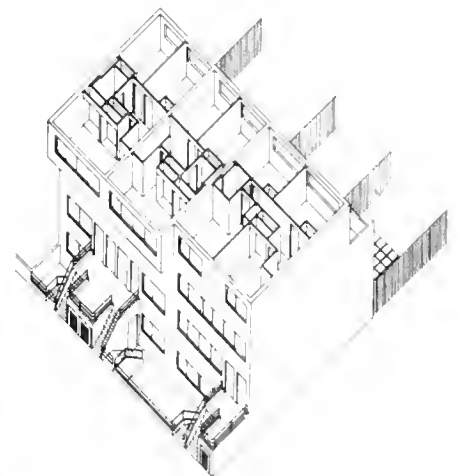
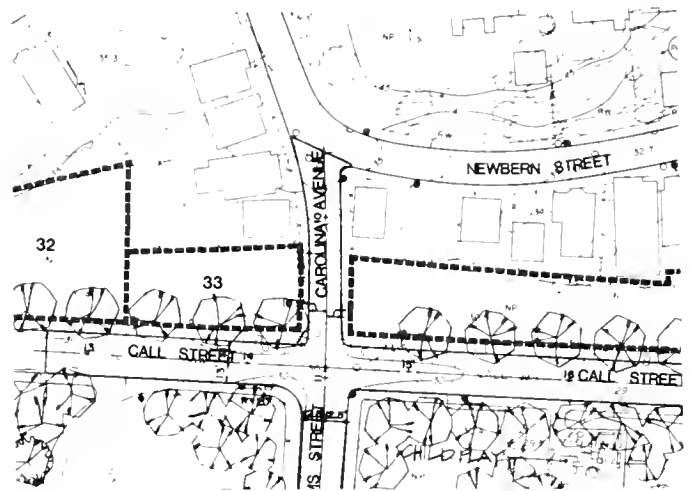
Parking: 1 space per unit

Zoning: Variance required
for second unit
without combination

Type: Single family house,
2-3 family houses, or
row houses



View to the south from Call and
Carolina Streets



Two-family units (sketch)
and row houses (photo)
similar to future develop-
ment on Parcel 33.

PARCEL 34

EXISTING USE

Owner: MDPW, City of
Boston, private
Size: 20,956 SF
Current Use: Vacant
Zoning: R-.8

Earliest Date for
Development
Construction: Mid-1979

FUTURE USE

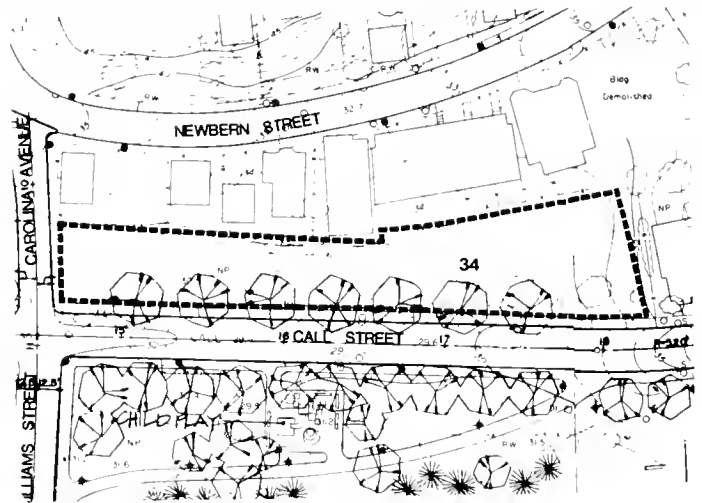
RESIDENTIAL

Scale: Maximum 10
dwelling units
Parking: 1 space per unit
Zoning: No change required

Type: 2-3 family houses,
row houses, or low
rise apartments



View to the south from Call Street



Row houses and two family
houses similar to future
development on Parcel 34.
Note that houses face onto
a walk leading to the
street which is one way to
accommodate a shallow site.

PARCEL 45

EXISTING USE

Owner: MDPW
Size: 30,800 SF
Current Use: Vacant
Zoning: R-.8

Earliest Date for
Development
Construction: Mid-1979

FUTURE USE

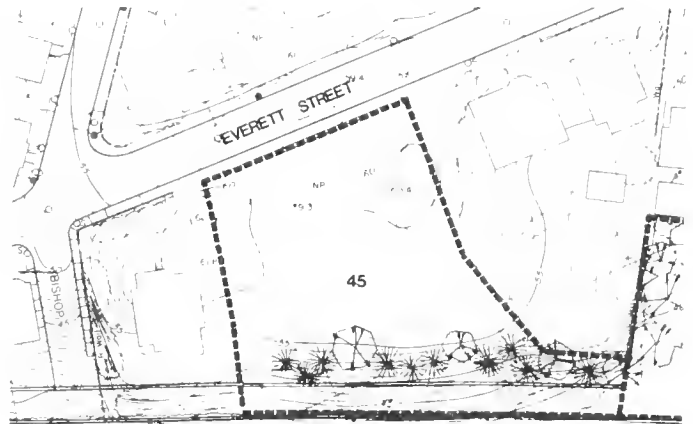
RESIDENTIAL

Scale: Maximum 12
dwelling units
Parking: 1 space per unit
Zoning: No change required

Type: 2-3 family houses,
row houses, or low
rise apartments



View to the north from Everett Street



One, two and three unit row houses (sketch) and semi-detached houses (photos) similar to future development on Parcel 45.

PARCEL 48 (STATION)

EXISTING USE

Owner: MBTA

Size: Approximately 1,600
SF available for
retail space

Current Use: Vacant land

Zoning: L-1

Earliest Date for
Development

Construction: Station
completed
by end of
1983

FUTURE USE

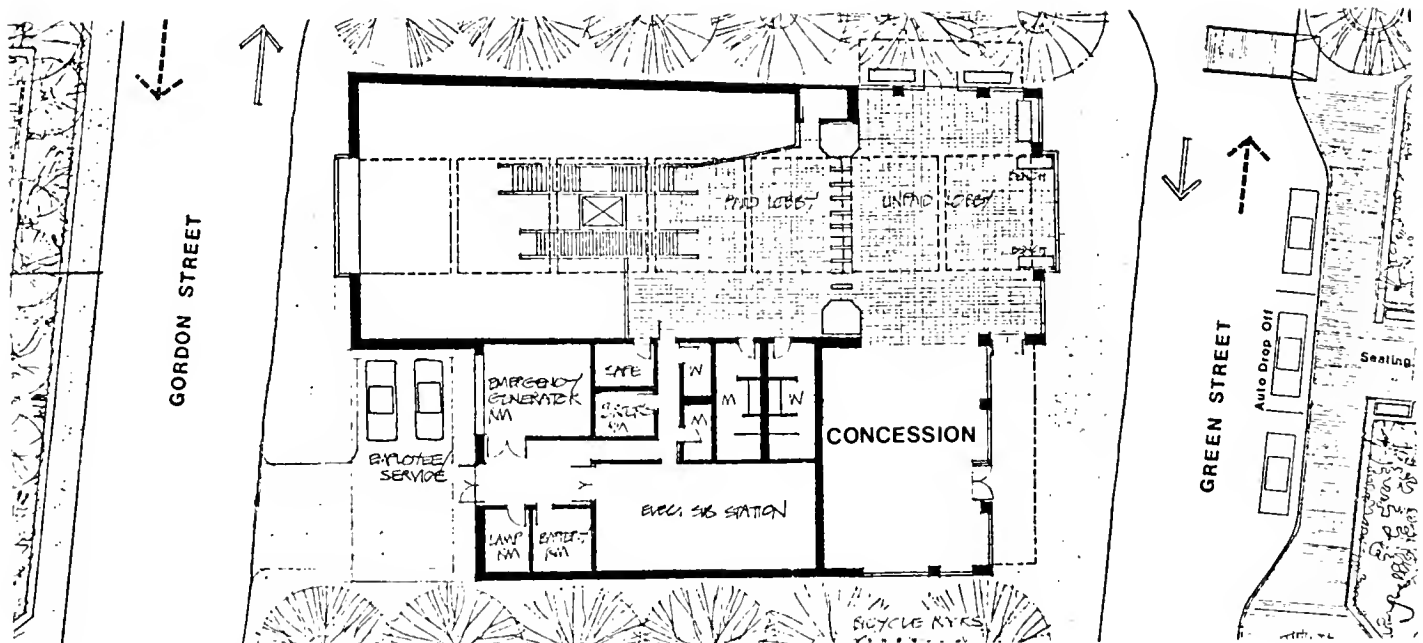
STATION RETAIL CONCESSION

Scale: Approx. 1,600 SF

Parking: None

Zoning: No change required

Type: Store inside station
or free standing
concession inside
station



Preliminary station plan showing potential retail concession area.

PARCEL 49x

EXISTING USE

Owner: Private
Size: 27,800 SF
Current Use: Hanson Con-
tracting Co.,
vacant
Zoning: M-1, M-2
Earliest Date for
Development
Construction: Late 1980

FUTURE USE

RESIDENTIAL

Scale: Maximum 12-15
dwelling units
(12 units can be
combined with 2,500
SF of retail)
Parking: 1 space per unit
Zoning: Zoning change
required
Type: 2-3 family houses,
row houses, or low
rise apartments

OR

RETAIL

Scale: Maximum 11,000 SF
Parking: 22-33 on-site
spaces
Zoning: No change required
Type: 1-story, neighborhood
oriented

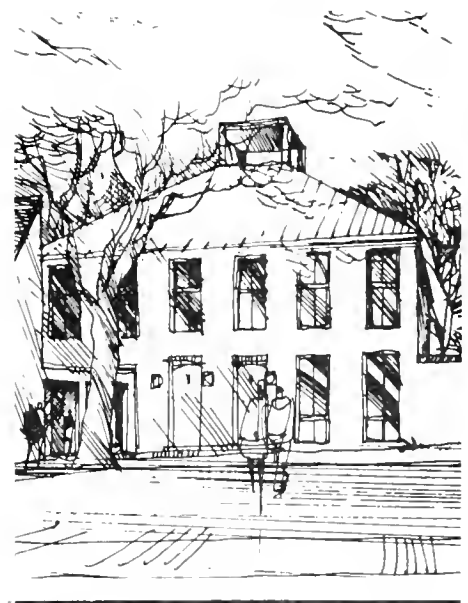
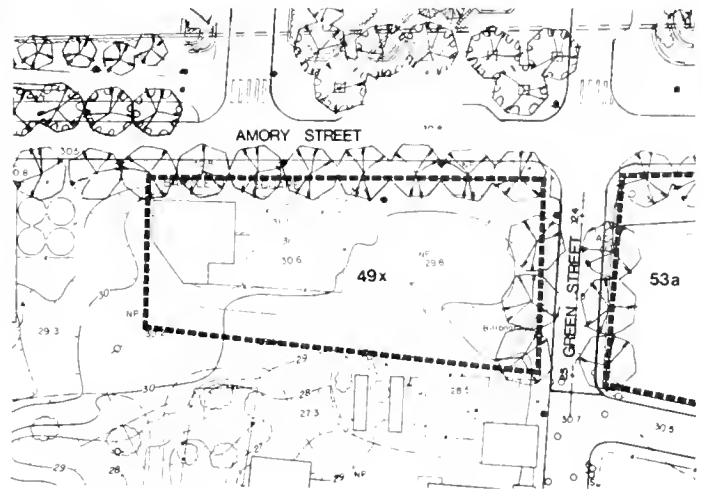


New store (photo) similar in scale and character to potential new retail development on parcel 49x.

Private ownership, no developers kit will be provided.



View to the south from Green Street



Row houses similar to future residential development on Parcel 49x.

PARCEL 53a

EXISTING USE

Owner: MBTA
Size: 10,000 SF
Current Use: Retail,
industrial,
Amory Street

Zoning: M-1

Earliest Date for
Development
Construction: Mid-1981

FUTURE USE

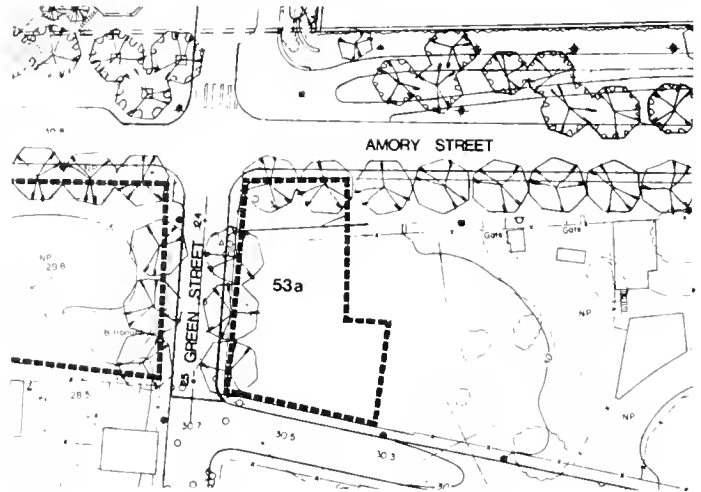
RETAIL

Scale: Maximum 4,000 SF
Parking:
Zoning: No change required

Type: 1-story, neighborhood
oriented



View from Green Street



New retail building similar
to scale of a new store on
Parcel 53a.

PARCEL 55

EXISTING USE

Owner: MDPW
Size: 6,500 SF
Current Use: Vacant
Zoning: R-.8

Earliest Date for
Development
Construction: Mid-1979

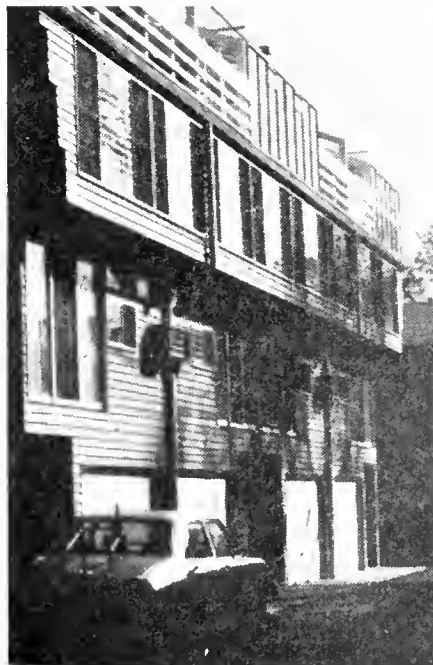
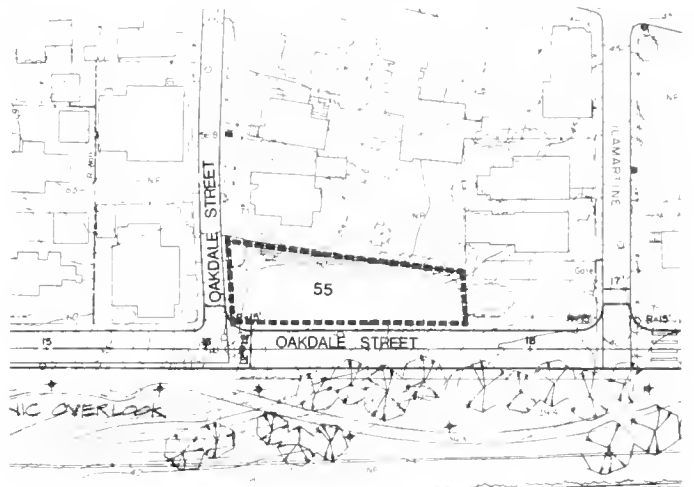
FUTURE USE

RESIDENTIAL

Scale: Maximum 2
dwelling units
Parking: 1 space per unit
Zoning: No change required
Type: 2 family house or two
row houses



View to the north from Oakdale Street



Two-family house and row
houses similar to future
development on Parcel 55



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